

**Gowers Close, Main Street, Sibford Gower, Banbury, OX15 5RW**

**Listing Consent Application for the Replacement of Rear Gable Bay Window**

**List Entry Number: 1184538**

## **Design and Access Statement**

**Rev A: 02.02.22**

### **1.0: Design**

The existing gable bay window is a painted timber window which we believe was a 20<sup>th</sup> century addition to the property. Whilst we have no record of the date of original construction of the bay, we have records of repair work being undertaken to the corner posts as early as 1962, so the bay probably dates back to the 1940's or 50's. It is apparent from close inspection of the structure, that the bay windows at both levels have been built insitu using individual timber component parts, rather than pre-assembled frames offered into the openings.

It is also apparent that substantial and extensive repairs have been carried over several decades, some well executed and some not. The rotten ground floor sills have been fully overclad with capping timbers and similar capping timbers have been applied to several transoms to try and slow down the degradation of the original timbers.

Close Inspection of the frames took place in July and Aug 2021 with the intention of carrying out further repairs, but the level and extent of the deterioration of the timbers is deemed too great for repairs to be viable.

The proposal is to replace the entire bay window at both levels, including the glazed apex, with a purpose-made timber composite frame that will better compliment the rear elevation of the property. The new windows will be made from Sapele hardwood with a factory applied paint finish that matches the rest of the windows in the house.

The upper-level bay and glazed apex is entirely single-glazed at present whilst the ground floor has early double-glazing units, some of which have 'blown'. The new window proposes to utilise modern ~~24~~ 20mm thick double-glazed units throughout. All DG units will utilise 12mm wide x 14mm deep white spacer bars

The ground level currently has a pair of 2XGG doors leading out to the rear garden. These doors do not co-ordinate well with the rest of the bay window, and therefore the proposed new bay window will introduce a pair of fully glazed hinged doors opening- out, positioned centrally, with fixed casements either side that allow all the timbers to align horizontally and vertically.

The upper-level bay currently has opening casement windows, but the bedroom it serves has other windows with opening lights that provide natural ventilation, so the proposed new bay window at first floor level will have fixed casements throughout in order to provide clean lines and symmetry across the glazed facade.

To improve the sight lines from inside the building, and to simplify the visual appearance of the bay, it is proposed that the front façade of the new windows at both levels will sub-divide into 4 equal glazed sections (rather than the current 6) with no horizontal transoms.

To reduce weight and size during handling and installation, the new windows will be manufactured in sections and these component parts assembled together on site.

At each level, the bay window will comprise a front elevation frame, two side elevation return frames, and two corner posts. The upper level will also have the front elevation apex frame. The frames will be glazed once they are fully installed.

At the upper level, the rafters that carry the area of thatched roof gable directly over the bay window footprint sit on a timber wall plate that in turn sits on the side frames of the bay. These rafters will need to be temporarily strapped across the width of the bay and supported with Acrow props during installation. Extreme care will need to be taken when detaching the old frame from the retained wall plates on each side.

At the lower level, the first-floor bedroom joists that span the depth of the bay, sit on of the head of the front frame of the bay. These joists will need to be temporarily supported with Acrow props during installation of the new bay.

## **2.0: Access**

Gowers Close is a terraced property and is connected to The Old Court House to the east, Carters Yard to the west, and the Wykham Arms car park to the south. The only access through the property to the rear garden is through the garage and the utility room that sits behind it. The new timber window frames, even in their component sections, will be too large to bring through the house.

For this reason, we will need the cooperation and authorisation from our neighbours to bring the new window frames and other associated materials across their property. Such co-operation has been agreed many times before during routine maintenance operations (e.g) painting, thatching, scaffolding, tree pruning etc.

The bay window will need to be fully scaffolded around 3 sides prior to the start of the works, and the scaffold platforms positioned to suit the 3 levels of installation – lower level, upper level, and apex. A block and tackle will be used to lift the new window frames onto the scaffold.

A waste skip with highway licence will be placed at the front of Gowers Close for the disposal of all arisings resulting from the works. Arisings from the dismantling process can be reduced in size to allow manual handling and removal through the house/ garage.